LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PRIVATE QUERCY-STYLE VILLA WITH POOL, GÎTE AND PANORAMIC VIEWS, ON 1.8 HA IN THE HEART OF THE QUERCY BLANC.

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PRIVATE QUERCY-STYLE VILLA WITH POOL, GÎTE AND PANORAMIC VIEWS, ON 1.8 HA IN THE HEART OF THE QUERC...





PROPERTY FACT FILE

REFERENCE	A44032NK46
PRICE	€ 689,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	2
ACCOMMODATION	220 m²
LAND	17948 m²
TOWN	Lendou-en-Quercy
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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Discreetly positioned at the end of a small track and secured behind gates, this high-quality villa (built in 2008) offers privacy, tranquillity and timeless charm, with all the comforts of modern living.
Wake up to far-reaching countryside views, enjoy long summer evenings by the pool, and embrace a peaceful lifestyle surrounded by



DESCRIPTION

GROUND FLOOR:
Entrance hall (11.5 m2) with WC (2.35 m2) and staircase to Towerroom/bedroom 1 (19.65 m2)
Living/dining room (44.9 m2) with fireplace, cathedral style, French doors opening to back terrace
Kitchen (23.5 m2) fully fitted, with dining room table, French doors opening to back terrace, connecting window overlooking the living/dining room
Hallway (3.65 m2)
Office/technical room (8.65 m2)
Master bedroom suite (24 m2) French doors opening to back terrace, with dressing (4.65 m2) and bathroom (9.95 m2) with wash basin, bath, shower, WC
Garden room (29.45 m2) with centrally situated woodburner, French doors to back terrace, exterior front door
Utility room (4.15 m2)
From the garden room, access to the gite : hallway (5 m2) with storage - kitchen/living room (25.5 m2) with French doors opening to back terrace – bedroom 3 (13.5 m2) - bathroom (5.25 m2) with wash basin, bath/shower, WC



EXTRA:
Swimming pool 9 m x 5 m, chlorine pool
Garage (23.5 m2) with water and electrics, and carport for 2 cars (30 m2)
Woodstorage
Beautiful views over the surrounding countryside
No close neighbours, complete privacy
Garden with fruit trees (almond, peach, apricot, cherry, apple, pear) and an old truffle orchard, vegetable plot
Gas fired underfloor heating in the main house and in the gite (underground gas citerne)
The property is well insulated (ceilings, walls and floors)
Travertin flooring throughout
Double glazing
Septic tank fully conforming
Heating in the garden room...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44032NK46
COMPLETE FILE AND PHOTO ON REQUEST

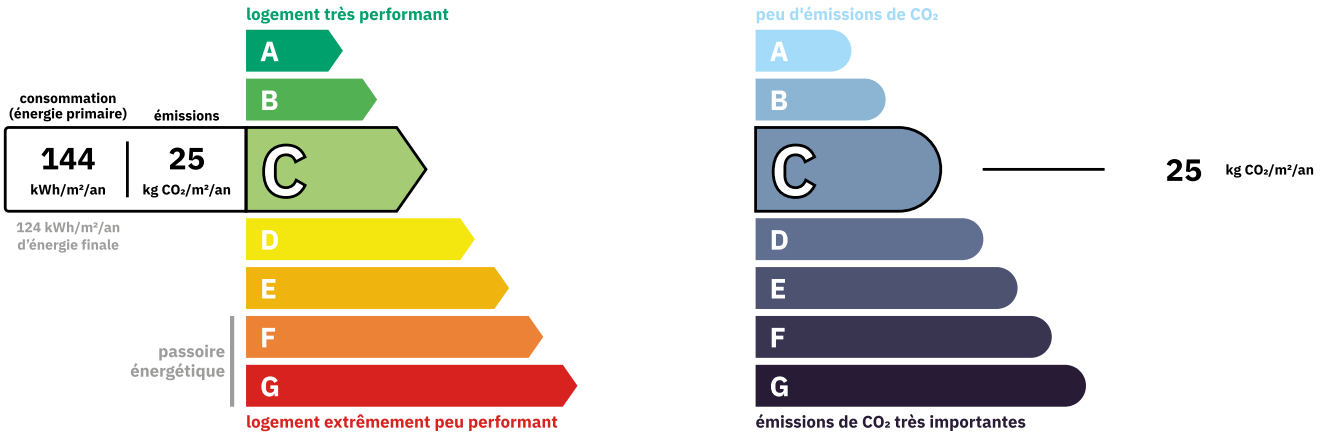
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3310 € and 4550€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44032NK46

FILE COMPLETE AND PHOTOS ON REQUEST

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